



September 25th, 2020

Mrs. Lucy Sloman, AICP
City of Issaquah
1775 12th Ave NW
Issaquah, WA 98027

Project: Issaquah High School #4 and Elementary School #17, AHBL No. 2180412.10
Subject: Request for AAS from FAR

Dear Mrs. Sloman:

This letter is to formally request an Administrative Adjustment of Standards (AAS) as outlined in the City of Issaquah Municipal Code (IMC) for the Floor Area Ratio (FAR) requirement for the Issaquah High School #4 and Elementary School #17 project.

From our review of the City Code, pre-application comments, and numerous meetings discussing the FAR, we understand that the project must comply with a FAR of 0.75 for Compact Public Schools, per IMC Table 18.07.480. The IMC allows a reduction in FAR based on footnote 7 of table 18.07.480 which reads as follows:

“FAR reduction may be requested, if needed, for operational functions at the discretion of the Designated Official, using the administrative adjustment of standards process established in IMC [18.07.250](#), Administrative adjustment of standards. Approval criteria for FAR reduction is established in subsection (E)(19) of this section. For schools, operational functions include outdoor space that is used for required academic curriculum; for example: track and field areas.”

Based on a number of project constraints, meeting the 0.75 FAR requirement is infeasible due to non-developable site area attributed to slopes, roads, bus circulation, trees, buffers, wetlands and parking requirements. These elements conflict with the intent of a Compact School Code yet are required due to the unique conditions of this site. For this reason, a reduction to the FAR requirement is requested. the gross building areas listed below: (See FAR Areas Map attached and Calculated Area below)

Gross Building Area:

- HS Gross Building Area
- HS Future Expansion
- ES Gross Building Area
- Portables for HS and ES
- ES Covered Play Area
- ES Canopy and Shelter Areas

Civil Engineers

Structural Engineers

Landscape Architects

Community Planners

Land Surveyors

Neighbors

TACOMA

2215 North 30th Street
Suite 300

Tacoma, WA 98403-3350
253.383.2422 TEL

www.ahbl.com



- ES Covered Loading Dock
- HS Grandstand
- Ticket Booth
- HS Pedestrian Cover

The gross building area amounts to a total of 351,812 square feet.

The total site area is equal to 1,776,812 square feet, which includes many undevelopable areas that must be removed from the total site area before performing the FAR calculation. Note that this area is from the boundary survey prepared for the project and does not match GIS or assessor records. Reductions to the total site area are listed below:

Total Site Area Reductions

- Buffers and Setbacks (neighbor and wetland)
- Reductions for Academic Curriculum (outdoor classroom area, plazas, elementary school playground, and track and field)
- Easements and Dedications
- Public Access Roads
- Bus Parking
- School Operational Features (bus turnaround, bus parking/drop off)

After removing the reduction areas from the overall site total the Developable Area of the Site is 569,790 square feet.

Using these values for gross building area and developable area, the FAR value of the site is calculated to be 0.617. This is approximately 17.7% below the required value of 0.75 and is the reduction the school district is requesting for this project.



FAR CALCULATION		
Gross Building Areas: Max Build Out		
HS Gross Building Area	226552	
HS Future Expansion	13553	
ES Gross Building Area	71283	
Ticket Booth	278	
HS Pedestrian Cover	4205	
Portables HS & ES	18179	
ES Covered Play	5884	
ES Covered Canopy/Shelter	2098	
ES Covered Loading Dock	643	
HS Grandstand	9137	
Total Gross Building Area:	351812	
Gross Site Area	1776812	
Reductions:		
Reduction for Wetland & Regulatory Buffer & Setback & PP Buffer& 228th Buffer	387585	
Reduction for AC Operational Functions (stadium, track & field, baseball, softball, tennis courts, playground & outdoor learning space)	576285	
Easement/Dedication: Cell Tower, ROW Dedication, Access	52415	
Public Access Roads (Main Drive)	82212	
Public Access Roads (HS and ES Drives)	52744	
Bus Parking	21235	
School Operational Features	34546	
Total Site Reductions Area:	1207022	
Developable Area:	569790	
FAR = Gross BLDG/Developable Area	FAR	0.617

It should be noted that there are multiple potential site reduction areas that have not been included within these values based on discussions with the City on what is allowed to be deducted. Specifically the utility easements for the sewer and water lines required to serve the site and neighboring properties are not being deducted, although appear to fit the definition of undevelopable area. This area is required in order to meet the requirements of Sammamish Plateau Sewer and Water to serve the site. Both the elementary school and high school are required to have sewer and water connections. Services for both sewer and water are essential to the projects and require easements once constructed. It is our opinion that the easement footprints represent an undevelopable area because of the building constraints that are part of the easement regulations.

Due to adverse site topography and limited site access both the high school access loop and elementary school access loop are essential to the construction of the proposed project. These areas are needed in order to meet access requirements and fire/life safety requirements issued by state and municipal agencies in order to provide a safe site public use. The area that these drive aisles take up works against the FAR calculation when in fact they are required in order to construct the site. It is our opinion that the drive aisles could also be viewed as undevelopable area because they are essential to the construction of the site and should not limit the ability to develop in this area.

Section 18.07.480 E(19) Approval Criteria for FAR Reduction is being met by the proposed reduction presented in this letter. The least amount of reduction necessary to construct the proposed project is being requested. The proposed request is no greater than the maximum



50% and the reduction will fulfill the intent of the code found in 18.07.480 A. The proposed design is compatible with the site surroundings regarding aesthetics, height and other developmental standards. The proposed site will provide a safe place for the public and function as part of the community for years to come. Community improvements and additions are being met and implemented in order to satisfy the needs of the region. The school is also compact, utilizing one site for both an elementary school and high school as well as new facilities for the public.

As outlined in the paragraphs above, this project combines two separate school buildings on one site and uses a shared infrastructure of circulation facilities, parking, and utilities to serve both schools. We believe this meets the intent of the City's compact school requirement. During the July 15, 2020 community meeting for this project, City Commissioner Michael Brennan stated "so the higher FAR is actually driving more development on the property. It seems like a challenging requirement for schools."

The floor area ratio portion of the code begins with a section on the intent of the applicable land use code and is articulated at the beginning. We believe that this project is meeting the intent of the code as outlined below.

"18.07.480 Community facilities standards.

A. Purpose and Intent: The purpose and intent of requiring specific standards for community facility buildings and structures or land uses are:

1. Compatibility of Land Uses: Establish general standards regarding aesthetics, height, and other development standards for community facilities which will ensure compatibility of design, construction and scale, and minimize the impact of these facilities with surrounding uses.
2. Provision of Service: Establish general standards to ensure that the public is provided with safe and functional community facilities.
3. Comprehensive Plan Implementation: Provide for community facility improvements and additions necessary to meet local and regional needs and implement Issaquah's Comprehensive Plan.
4. Compact Facilities: Allow for the siting of public buildings more efficiently as the City continues to densify."

With regard to item 1, we are working hard to minimize the impact to neighboring uses including offering larger than required buffers and working to minimize noise and traffic impacts. We believe we have viable solutions that can bring those issues to a productive resolution.

Item 2 demands a "safe and functional community facility" which in this case we satisfy by providing a very compact program that includes shared infrastructure between the two schools and athletic amenities to be shared with the public after hours. We believe that we've designed the athletic program components required for the high school program in the least impactful way.

Item 3 correctly recognizes the growth in Issaquah and the inherent need for additional community facilities to accommodate that growth. This project is precisely what is needed to meet the "local and regional needs" for delivering quality public education.

Item 4 speaks to the need to chart a course toward more density within the City. We infer that the FAR requirements outlined later in the code are meant to ensure project sites are used



“more efficiently” than they historically have been. The proposed site plan illustrates by far the most efficient use of land of any high school in the district. The table below compares some surrounding schools.

School	Building Area (sf)	Site Area (acres)	FAR
Liberty High School	222,000	37.9	.26
Issaquah High School	294,000	40.1 (excluding MS)	.39
Skyline High School	263,300	49	.21
Proposed High School	234,000	HS: 30.7 acres ES: 5 acres Unbuildable slope along 228 th : 5 acres Total: 40.7 acres	.61

The proposed high school and associated parking and play fields are densely organized on a site which would normally only accommodate a high school. In this case, we made efficient use of the site *and* included an elementary school. This is a clear benefit to the public because it means the District does not need to exercise eminent domain and expend additional tax dollars to acquire even more property and disturb another area of the city. The way we were able to fit so much on the site is in part due to an incredibly efficient building layout. The footprint of the high school is significantly more compact than a typical high school in our region which would usually have multiple courtyards separating classrooms wings similar to Issaquah High School. We are proud that we've been able to do all of this while also providing generous buffers to the neighbors *and* while meeting the City of Sammamish's request for a 75' buffer along 228th. The District has also eliminated from this site a practice field and reduced the number of tennis courts that would normally be included for high school programs.

Based on the criteria presented in this letter it is our opinion that we have met the intent of the code and an approximately 14% reduction in the FAR requirements should be allowed for the proposed project. Thank you for your consideration of this request.

If you have any questions or need any additional information, please call me at (253) 383-2422.

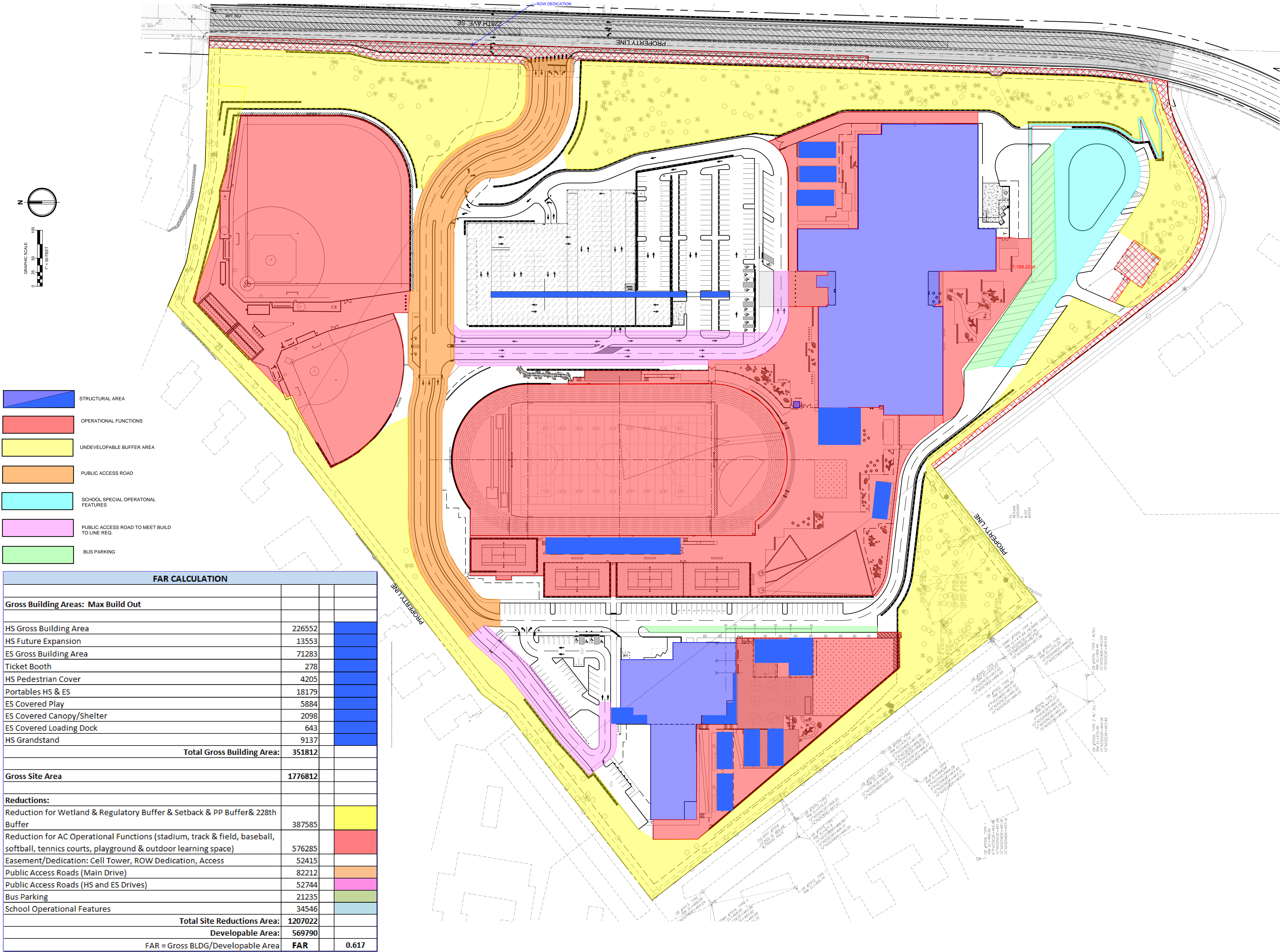
Sincerely,

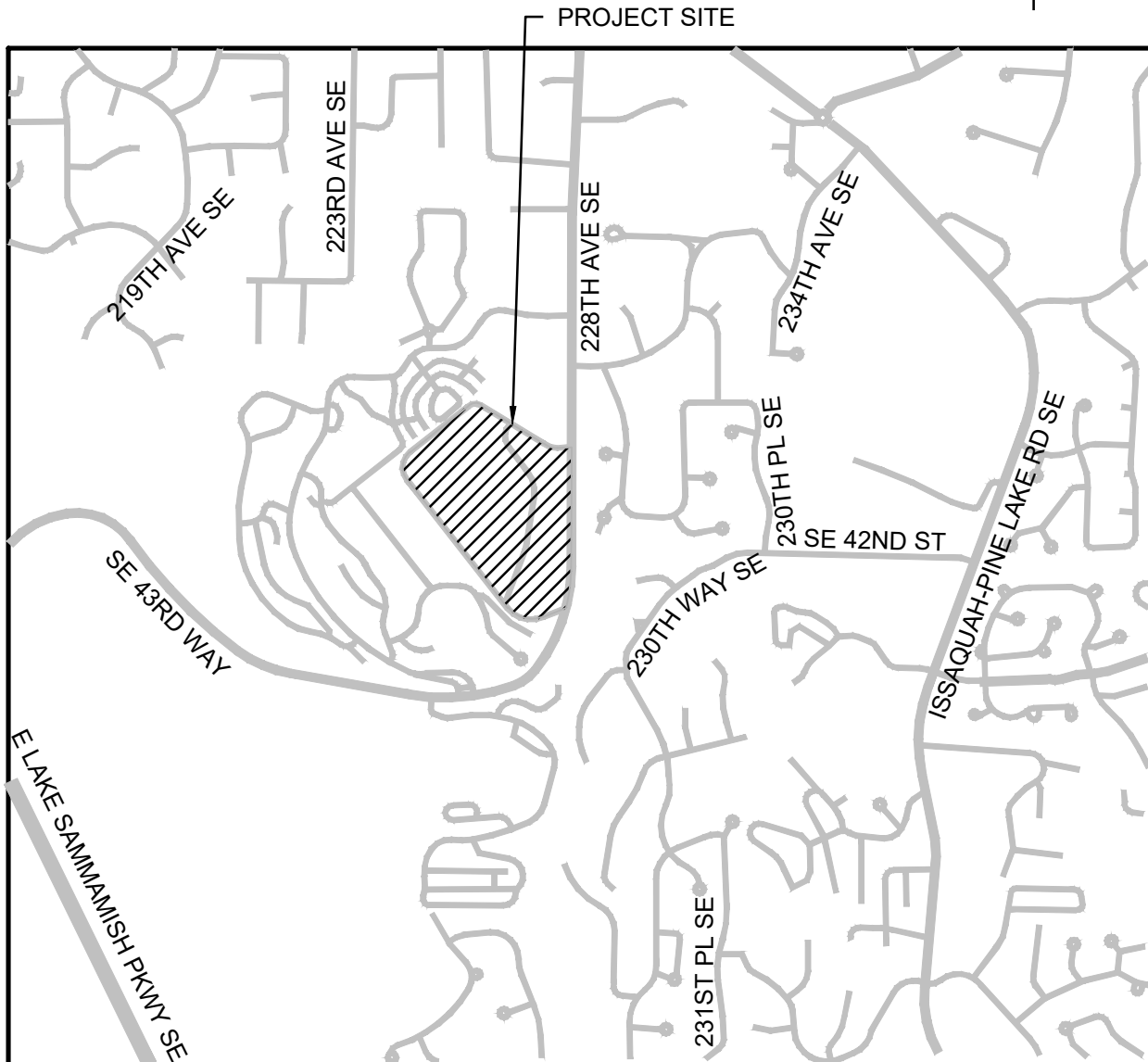
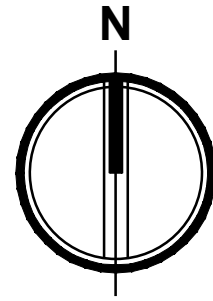
Todd Sawin, PE
Principal

TCS/

c: Tom Mullins, Issaquah School District
Jean Stolzman, Bassetti Architects

FLOOR AREA RATIO (FAR) CALCULATION





VICINITY MAP

SCALE: 1" = 1/4 MILE (1320')



2215 North 30th Street,
Suite 300,
Tacoma, WA 98403
253.383.2422 TEL
253.383.2572 FAX

ISSAQUAH HIGH SCHOOL AND
ELEMENTARY SCHOOL
VICINITY MAP

JOB NO:
2180412.10
DATE: 6/12/2020

A-1

Legal Description

PER CHICAGO TITLE INSURANCE COMPANY
ORDER NO. 192692-TC DATED AUGUST 8, 2019

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 24 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID SUBDIVISION;
THENCE SOUTH 01°43'57" WEST ALONG THE EAST LINE THEREOF 534.69 FEET; THENCE NORTH 88°16'03" WEST 30.00 FEET TO THE WESTERLY MARGIN OF 228TH AVENUE S.E. AND THE POINT OF BEGINNING; THENCE CONTINUING NORTH 88°16'03" WEST 32.00 FEET TO A POINT OF CURVE; THENCE WESTERLY ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 328.00 FEET THROUGH A CENTRAL ANGLE OF 30°00'00" AN ARC DISTANCE OF 171.74 FEET TO A POINT OF TANGENCY; THENCE NORTH 58°16'03" WEST 543.65 FEET TO A POINT OF CURVE; THENCE WESTERLY ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 62.00 FEET THROUGH A CENTRAL ANGLE OF 69°30'00" AN ARC DISTANCE OF 75.21 FEET TO A POINT OF TANGENCY;
THENCE SOUTH 52°13'57" WEST 512.30 FEET TO THE POINT OF CURVE;
THENCE SOUTHERLY ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 202.00 FEET THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC DISTANCE OF 317.30 FEET TO A POINT OF TANGENCY; THENCE SOUTH 37°46'03" EAST 1,210.55 FEET TO A POINT OF CURVE; THENCE EASTERLY ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 160.00 FEET THROUGH A CENTRAL ANGLE OF 77°43'17" AN ARC DISTANCE OF 217.04 FEET TO A POINT OF TANGENCY; THENCE NORTH 64°30'40" EAST 90.86 FEET TO A POINT OF CURVE; THENCE EASTERLY ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 190.25 FEET THROUGH A CENTRAL ANGLE OF 26°18'10" AN ARC DISTANCE OF 87.34 FEET TO A POINT ON A CURVE ON THE WESTERLY MARGIN OF 228TH AVENUE S.E., AS CONVEYED TO KING COUNTY BY DEED RECORDED UNDER KING COUNTY RECORDING NUMBER 7110210313, THE CENTER OF SAID CURVE BEARS NORTH 76°39'54" WEST 808.00 FEET; THENCE NORTHERLY ALONG SAID MARGIN AND SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 11°36'09" AN ARC DISTANCE OF 163.62 FEET TO A POINT OF TANGENCY; THENCE CONTINUING ALONG SAID MARGIN NORTH 01°43'57" EAST 373.56 FEET TO AN ANGLE POINT IN SAID WESTERLY MARGIN; THENCE SOUTH 88°16'03" EAST 12.00 FEET TO THE WEST LINE OF THE EAST 30 FEET OF SAID SUBDIVISION, SAID LINE ALSO BEING THE WEST MARGIN OF SAID 228TH AVENUE S.E.; THENCE NORTH 01°43'57" EAST ALONG SAID WEST MARGIN 676.23 FEET TO THE POINT OF BEGINNING; AND THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 24 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SUBDIVISION; THENCE SOUTH 01°43'57" WEST ALONG THE EAST LINE OF SAID SUBDIVISION 534.69 FEET; THENCE NORTH 88°16'03" WEST 62.00 FEET TO A POINT OF CURVE; THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 328.00 FEET THROUGH A CENTRAL ANGLE OF 30°00'00" AN ARC DISTANCE OF 171.74 FEET TO A POINT OF TANGENCY; THENCE 58°16'03" WEST 543.65 FEET TO A POINT OF CURVE;
THENCE ON A CURVE TO A LEFT HAVING A RADIUS OF 62.00 FEET THROUGH A CENTRAL ANGLE OF 69°30'00" AN ARC DISTANCE OF 75.21 FEET TO A POINT OF TANGENCY; THENCE SOUTH 52°13'57" WEST 512.30 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 52°13'57" WEST 202.00 FEET;
THENCE SOUTH 37°46'03" EAST 202.00 FEET TO A POINT ON A CURVE, THE CENTER OF WHICH BEARS NORTH 52°13'57" EAST 202 FEET DISTANT;

THENCE NORTHERLY ON A CURVE CONCAVE TO THE EAST THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC LENGTH OF 317.30 FEET TO THE POINT OF BEGINNING; AND THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 24 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 16;

THENCE NORTH 88°28'02" WEST 542.49 FEET ALONG THE NORTH LINE THEREOF; THENCE SOUTH 46°34'56" WEST 270.08 FEET TO THE TRUE POINT OF BEGINNING; THENCE FROM SAID TRUE POINT OF BEGINNING SOUTH 71°15'00" WEST 38.60 FEET; THENCE SOUTH 52°13'57" WEST 547.75 FEET; THENCE SOUTH 36°30'00" WEST 55.32 FEET; THENCE NORTH 52°13'57" EAST 591.05 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 62.00 FEET; THENCE NORTHEASTERLY 11.43 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°33'42" TO A RADIAL LINE OF SAID CURVE WHICH BEARS NORTH 37°46'04" WEST; THENCE ALONG A NON-TANGENT LINE NORTH 46°34'56" EAST 35.25 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL B:

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 24 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SUBDIVISION;

THENCE SOUTH 01°44'28" WEST ALONG THE EAST LINE THEREOF 534.69 FEET; THENCE NORTH 88°16'03" WEST 62.00 FEET TO A POINT OF CURVE;

THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 328.00 FEET THROUGH A CENTRAL ANGLE OF 30°00'00" AN ARC DISTANCE OF

171.74 FEET TO A POINT OF TANGENCY; THENCE NORTH 58°16'03" WEST 543.65 FEET TO A POINT OF CURVE; THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 62.00 FEET THROUGH A CENTRAL ANGLE OF 69°30'00" AN ARC DISTANCE OF 75.21 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 52°13'57" WEST 714.30 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 52°13'57" WEST 300 FEET; THENCE SOUTH 37°46'03" EAST 871.00 FEET; THENCE NORTH 52°13'57" EAST 300 FEET;

THENCE NORTH 37°46'03" WEST 871.00 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL C:

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 24 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SUBDIVISION;

THENCE SOUTH 01°44'28" WEST ALONG THE EAST LINE THEREOF 534.69 FEET; THENCE NORTH 88°16'03" WEST 30.00 FEET TO THE WESTERLY MARGIN OF 228TH AVENUE SOUTHEAST AND THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 88°16'03" WEST 32.00 FEET TO A POINT OF CURVE; THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 328.00 FEET THROUGH A CENTRAL ANGLE OF 30°00'00" AN ARC DISTANCE OF

171.74 FEET TO A POINT OF TANGENCY; THENCE NORTH 58°16'03" WEST 543.65 FEET TO A POINT OF CURVE; THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 62.00 FEET THROUGH A CENTRAL ANGLE OF 58°56'18" AN ARC DISTANCE OF 63.78 FEET; THENCE NORTH 46°34'56" EAST 305.33 FEET TO THE NORTH LINE OF SAID SUBDIVISION; THENCE SOUTH 88°28'02" EAST 512.49 FEET TO SAID WESTERLY MARGIN OF 228TH AVENUE S.E.;

THENCE SOUTH 01°44'28" WEST 501.93 FEET ALONG SAID WESTERLY MARGIN TO THE TRUE POINT OF BEGINNING; EXCEPT THAT PORTION CONVEYED TO SWANSON-DEAN CORPORATION UNDER KING COUNTY RECORDING NUMBER 8605301830, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 16; THENCE ALONG THE NORTH LINE THEREOF NORTH 89°29'02" WEST 30.00 FEET TO THE WEST MARGIN OF 228TH AVENUE S.E. AND THE TRUE POINT OF BEGINNING; THENCE ALONG SAID WEST MARGIN AND THE WEST LINE OF THE EAST 30.00 FEET OF SAID SECTION 16, SOUTH 01°44'28" WEST 32.86 FEET; THENCE ALONG NORTH 88°04'00" WEST 232.84 FEET; THENCE NORTH 78°53'00" WEST 174.00 FEET; THENCE NORTH 67°10'08" WEST 5.66 FEET TO SAID NORTH LINE OF SECTION 16; THENCE SOUTH 88°28'02" EAST 409.80 FEET ALONG SAID NORTH LINE TO THE TRUE POINT OF BEGINNING AND CONCLUSION OF SAID EXCEPTION;

TOGETHER WITH THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 24 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 9; THENCE NORTH 88°28'02" WEST 542.49 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 46°34'56" EAST 40.75 FEET; THENCE SOUTH 67°10'08" EAST 79.27 FEET TO THE SOUTH LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 88°28'02" WEST FOR 102.69 FEET TO THE POINT OF BEGINNING.